Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 10/1245 Burke Road, Kew Vic 3101 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $680,000 & $720,000

## Median sale price

Median price $830,000 Property Type Unit Suburb Kew

Period - From 01/04/2026 to 30/06/2026 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 21/154-164 Rathmines Rd HAWTHORN EAST 3123 | $720,000 | 16/04/2026 |
| 2 | 402/32 Lilydale Gr HAWTHORN EAST 3123 | $710,000 | 24/03/2026 |
| 3 | UG13/55 Camberwell Rd HAWTHORN EAST 3123 | $720,000 | 23/01/2026 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/07/2026 12:02

# 10/1245 Burke Road, Kew Vic 3101

JellisCraig

Lynda Gao
9810 5000
0415 185 225
LyndaGao@jelliscraig.com.au




2 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$680,000 - $720,000
**Median Unit Price**
June quarter 2026: $830,000

## Comparable Properties

**21/154-164 Rathmines Rd HAWTHORN EAST 3123 (REI)**

2 1 2

Agent Comments

**Price:** $720,000
**Method:** Sold Before Auction
**Date:** 16/04/2026
**Property Type:** Apartment



**402/32 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)**

2 2 1

Agent Comments

**Price:** $710,000
**Method:** Private Sale
**Date:** 24/03/2026
**Property Type:** Apartment

**UG13/55 Camberwell Rd HAWTHORN EAST 3123 (VG)**

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Agent Comments

**Price:** $720,000
**Method:** Sale
**Date:** 23/01/2026
**Property Type:** Strata Unit/Flat



REIV THE DIFFERENCE

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